

**MINUTES OF THE MEETING
OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
November 19, 2009
Board of Works Room
City Hall @ 11:00 am**

ATTENDANCE: COMMISSIONERS: Donald J Teder; Jos Holman; and John Thieme, Jr.
CITY OFFICIALS: Mayor Tony Roswarski; Ed Chosnek, City Attorney; Jacque Chosnek, 1st
Deputy City Attorney; Mike Jones, Controller; Dennis Carson, Director of Development; and
Aimee Jacobsen, Community Development Director. STAFF: Tom Van Horn; Margy Deverall;
Tim Kraft; and Nancy Hendricks. GUESTS: Amanda Hamon, *Journal & Courier*; Adam Hall,
WLFI-18.

President Donald J Teder welcomed everyone and called the meeting of the Lafayette
Redevelopment Commission to order.

Approve minutes: John Thieme, Jr. moved to approve the minutes of the October 22, 2009
meeting of the Lafayette Redevelopment Commission. Jos Holman seconded. The motion
passed.

515 Columbia Street Annexation bids: Jos Holman moved to keep the current bids under
advisement and table this agenda item for action in December. John Thieme, Jr. seconded. The
motion passed.

Public Offering: Dennis Carson presented property on 1123 South Street for public offering.
The anticipated bid for the .52 acre lot zoned R2U is expected to be at least \$80,000.00. Legal
publication will be November 26 and December 3, 2009. Receipt of bids will take place on
December 17, 2009 at the Redevelopment Commission meeting next month. John Thieme, Jr.
moved to approve announcing the offering of this property. Jos Holman seconded. The motion
passed.

Resolution LRC # 2009-12: Dennis Carson introduced this resolution explaining that the next
step for the Chatham Square Development process includes a tax credit application. That tax
credit financing application due on December 18, 2009 needs to demonstrate evidence of site
control on the project. This resolution allows Mr. Carson to finalize options, to negotiate and
execute documents for the land for the rental units and for the ten single family homes. Deputy
Attorney Jacque Chosnek added that the option agreement is a connecting requirement of the tax
credit application and does not change project control by Brinshore Development established by
our original agreements and the Master Development Agreement.

Jos Holman moved to approve Resolution LRC #2009-12. John Thieme, Jr. seconded. The
motion passed.

Resolution LRC #2009-13: Dennis Carson presented two properties qualified for purchase and
redevelopment in the Glen Acres neighborhood: 822 Melody Lane and 3744 Kimberly Drive. A
purchase agreement has been accepted contingent upon appraisals and other requirements but
need approval by the Redevelopment Commission. Money for the purchase and rehabilitation
comes from the Neighborhood Stabilization Program grant and the resale proceeds of the
property will be returned to that state program. These and future qualified properties are each
limited to an average of \$125,000 for all redevelopment costs associated with them.

Jos Holman moved to approve Resolution LRC #2009-13. John Thieme, Jr. seconded. The motion passed.

Director's Report: Dennis Carson recognized and introduced the newest employee, Tim Kraft, who will be working on administration and details of the Neighborhood Stabilization Program grant.

Dennis then reported that Streetscape Phase III project is finalizing by getting the striping on the pavement and installation of the tree grates. A small change order was approved by the Lafayette Board of Works for the additional cost of water proofing and small amount of asbestos removal from the Lafayette Business Tower building. The original project contract was for \$494,102 and the final amount with this change order is now \$502,052.

The pay-in-lane equipment installation for the parking garage is being done and training for the parking garage employees will take place next week.

Chatham Square development can now boast of the Bridgeway apartment demolition. All that is left is leveling and concrete removal. The next phase for this project will be the application for the tax credit already discussed during approval of Resolution 2009-13. John Thieme, Jr. moved to approve the director's report. Jos Holman seconded. The motion passed.

Approval of claims: John Thieme, Jr. moved to approve claims totaling **\$1,239,732.29** for payment. Jos Holman seconded. The motion passed.

Public Comment and Adjournment: President Donald J Teder called for additional public comments. Hearing none, President Donald J Teder called for a motion to adjourn. John Thieme, Jr. moved to adjourn the meeting. Jos Holman seconded. The meeting adjourned.

Nancy Hendricks
Recording Secretary

Redevelopment Commission Secretary